

*Character Period House (Formerly a pair of mill workers cottages). Set in 5 Acres or thereabouts.  
Picturesque Ystwyth Valley. Near Aberystwyth - West Wales.*



**The Rest, Llanafan, Aberystwyth, Ceredigion. SY23 4AX.**

**£439,000 Guide Price**

**Ref A/4983/DD**

\*\*Historic Country Smallholding\*\*5 Acres or thereabouts\*\*6 Bed (2 bath) Accommodation\*\*Renovated and refurbished but has now been vacant for some time\*\*Totally dilapidated ruins of a Former Timber Mill at side\*\*Lovely productive level meadowland bordering the River Ystwyth\*\*

\*\*IN ALL A PROPERTY OF VAST POTENTIAL & POSSIBILITIES\*\*

The accommodation provides - Ent Hall, Sitting Room, Study, Inner Hallway, 2 Bedrooms, Bathroom and w.c. Lower Ground Floor - Open Plan Farmhouse style fitted Kitchen/Dining Room with Stanley cooking range. First Floor - 40ft Landing, 4 further Bedrooms, Second Bathroom.

Located alongside the main B4340 road which leads from the University town of Aberystwyth on the Cardigan Bay coast, down the Ystwyth valley and Trawsgoed, eventually to the historic village of Pontrhydfendigaid. Aberystwyth town lies within some 10 miles distance, a busy University and Administrative Centre with General Hospital, Railway Station and Seafront Promenade. OS Grid Ref 680/714.



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## GENERAL

This property, believed to have been originally two cottages used by the workers of the adjacent former timber mill. Built of traditional dressed stone construction under a slated roof. The property has undergone considerable improvements and renovation works in recent times although has now been vacant for some considerable time. Provides very commodious accommodation, well suited for a variety of purposes, either as separate living units, multi generational living etc.

The Accommodation provides as follows -

## GROUND FLOOR

### Vestibule

Central heating radiator, understairs storage cupboard.



### Entrance hall

10' 9" x 9' 6" (3.28m x 2.90m)

### Sitting Room

16' 4" x 12' 3" (4.98m x 3.73m) having a Period fireplace housing a Villager wood burning stove with beam over, central heating radiator, walls in painted stonework, 2 rear aspect windows with views over the valley.



### Study

12' 2" x 8' 3" (3.71m x 2.51m) with central heating heating radiator, rear aspect window with views, walls in painted stonework.



### Inner Hallway

13' 1" x 12' 1" (3.99m x 3.68m) max with front aspect window.



### Front Double Bedroom 1

14' 0" x 9' 0" (4.27m x 2.74m) with 2 front aspect windows, central heating radiator, walls in painted stonework.



### Rear Double Bedroom 2

13' 9" x 9' 2" (4.19m x 2.79m) with two rear aspect windows and one side window, central heating radiator, walls in painted stonework.



### Bathroom

11' 1" x 9' 6" (3.38m x 2.90m) with a tiled floor, a white suite

providing bath, wash hand basin and toilet, central heating radiator. 2 opaque windows to rear.



**Stairs to -**

### LOWER GROUND

#### Open Plan Farmhouse style Kitchen/Dining Room

24' 2" x 15' 8" (7.37m x 4.78m) max with slate effect tiled floors, rear exterior door. The Kitchen area is fitted with a range of oak fronted base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, automatic washing machine, integrated Diplomat oven with ceramic hob unit and cooker hood, part tiled walls, oil fired Stanley cooking range with back boiler for domestic and central heating hot water. Rear exterior door.





## FIRST FLOOR

### Landing

40' in length with 4 front aspect windows, central heating radiator and exposed beams. Approached via staircase from the Entrance Vestibule leads to –



### Rear Double Bedroom 3

17' 5" x 12' 5" (5.31m x 3.78m) with exposed A beams, central heating radiator, walls in painted stonework, 2 rear aspect windows with nice views.



### Rear Double Bedroom 4

14' 8" x 10' 4" (4.47m x 3.15m) into alcove, rear aspect window, walls in painted stonework.

### Second Bathroom

12' 5" x 9' 6" (3.78m x 2.90m) with a white suite provides bath, wash hand basin, toilet, central heating radiator. Built in airing cupboard with half glazed door. Rear opaque window. Exposed ceiling beams.



### Rear Bedroom 5

13' 8" x 9' 0" (4.17m x 2.74m) with 2 rear aspect windows. Walls in painted stonework. Exposed ceiling beams, central heating radiator.



### Front Bedroom 6

10' 9" x 8' 8" (3.28m x 2.64m) with exposed ceiling beams, central heating radiator. Walls in painted stonework, front aspect window.



## EXTERNALLY

### To the Side

To the side is an elevated parking space for 2 vehicles beneath which is a large covered storage area.

Beyond is a double gated entrance with a track leading down behind the cottages to the field and meadows.



## The Land

The land is all level and highly fertile pastures with part fronting the river Ystwyth.

There is also a secondary access track to the land via a right of way over the driveway of a neighbouring property.





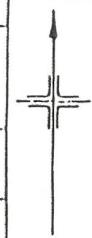
## Services

Mains Electricity and Water. Private Drainage. Oil Fired Central Heating via Stanley cooking range.

# H.M. LAND REGISTRY

TITLE NUMBER

**WA728710**



ORDNANCE SURVEY  
PLAN REFERENCE

SN6771/6871

Scale  
1/2500

COUNTY DYFED

DISTRICT CEREDIGION

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ADMINISTRATIVE AREA

CEREDIGION  
SIR CEREDIGION

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information

7966  
2.537ha  
6.27

NOTE: AREAS ON THIS PLAN ARE EXPRESSED  
IN ACRES AND HECTARES.

1858  
1.412ha  
3.54

2955  
0.60ha  
2.13

1132

1.06

Dol-gwibedyn

81.4m

51m

81.4m

8

## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Gated.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** F (26)

Has the property been flooded in last 5 years? No

**Flooding Sources:**

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

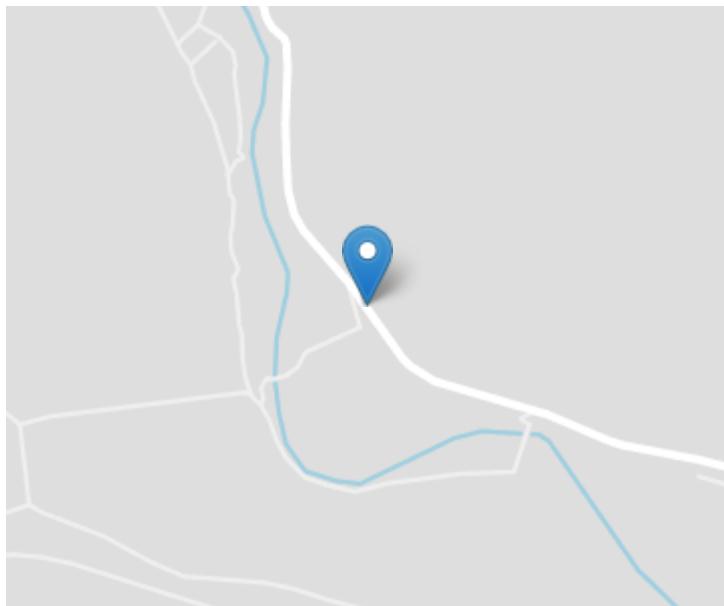
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

### Mobile Signal

4G data and voice



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

## Directions

As you leave the University town of Aberystwyth, travelling South, take a left hand turning onto the A4120 Devils Bridge road then immediately right onto the B4340 Pontrhydfendigaid road. Follow the course of the road through the villages of New Cross and Abermagwr. You will then pass the entrance to Trawsgoed Mansion on the left hand side. Do not take the next left hand turning to Llanafan but carry straight on for a further half mile and you will see this property on the right hand side below the road identified by the Agents for sale board.

For further information or to arrange a viewing on this property please contact :

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